

# Hard Corner Retail Site Near Florida State University For Lease

1950 W. Pensacola Street  
Tallahassee, Florida 32304



*Exclusively Offered By*  
**Jeff Billingsley**  
**Broker Associate**

850 668-3333 or 850 556-2147  
[jbillingsley@johnnybluerealty.com](mailto:jbillingsley@johnnybluerealty.com)



While this information is deemed to be correct, no guarantee is given as to its accuracy. Buyer should independently verify all information.

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# Executive Summary

## 1950 W. Pensacola Street Tallahassee, Florida



1950 W. Pensacola Street is an incredibly well positioned retail site near Florida State University and Tallahassee State College. Located in a high traffic and densely populated area, this site is ideal for QSR concepts, financial institutions, urgent care, auto service, and more. The existing improvements can be leased or ownership will consider scrape and rebuild scenarios under a long term ground lease. The site is located just down the street from the #2 top grossing Publix in the State of Florida. With excellent access, visibility, and strong daytime/nighttime population, this site is truly the best positioned corner in the trade area.

- 3,188 Sq. Ft. +/-
- Hard Corner
- .64 of an Acre (210' x 140' +/-)
- Long Term Ground Lease
- Lease of Existing Improvements
- Situated between FSU and TSC
- 35 Parking Spaces
- **High Barrier to Entry Area**
- **Great Access on Pensacola Street and Ocala Road**
- **Traffic Counts:**
  - Ocala Road 29,721
  - Pensacola Street 30,859
- **Pylon Signage**
- **Surrounded by Dense Student Housing**
- **Located near the #2 Grossing Publix in the State of Florida**



**Lease Rate: \$150,000.00 Annually Triple Net (NNN)**

Craig Commercial Realty 3360 Capital Circle Northeast, Suite A, Tallahassee, Florida 32308

Phone: (850) 668-3333 Fax: (850) 668-4756

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## Aerial View –Site Circulation



Aerial View Looking North on Ocala Road



Aerial View Looking East on Pensacola Street Towards FSU



Aerial View Looking West on Pensacola Street Towards Tallahassee State College



OCALA ROAD  
1950 W. PENSACOLA ST.  
W. PENSACOLA ST.



Front View



Drive Thru



Exterior-Side View



## Floor Plan

ELECT. CONTRACTOR TO  
VERIFY CONDUIT & WIRE  
TYPE FOR TRANSFORMER  
WITH LOCAL UTILITY

